

Recorded In Oregon County, Missouri



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Dawn Holman
Recorder of Deeds

Space above reserved for Recorder of Deeds

CORPORATION WARRANTY DEED

THIS DEED made and entered into on the 30th day of September, 2016 by and between Tucker Auction and Wholesale, Inc., a corporation duly organized under the laws of the State of Missouri, of the County of Oregon, GRANTOR, party of the first part, whose address is 603 N. 9th Street, Thayer, MO 65791 and WCMSJ LLC., a Limited Liability Company, GRANTEE, whose address is 603 N. 9th St., Thayer, MO 65791 party of the second part.

WITNESSED THAT, for and in consideration of the sum of Ten Dollars (\$10.00) paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, and by virtue of and pursuant to a resolution by Grantor's Board of Directors.

Grantor does hereby GRANT, BARGAIN and SELL, CONVEY and CONFIRM, to Grantee, and unto its successors and assigns, the following described real estate in Oregon County, Missouri:

Tract 1: All of a parcel of land in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 24 North, Range 4 West described as follows: Commencing at the Northeast corner of Parcel "B" in Willie and Iva Tillman's Subdivision of said NE1/4 of the SE1/4, recorded in Plat Book 10 at Page 102, thence South parallel with the East line of said NE1/4 of the SE1/4 to the South line of said NE1/4 of the SE1/4 for the point of beginning, thence East along the South line of said NE1/4 of the SE1/4 687 links or 453.42 feet to the southeast corner of said NE1/4 of the SE1/4, thence North along the East line of said NE1/4 of the SE1/4 630 feet, thence West parallel with the South line of said NE1/4 of the SE1/4 687 links or 453.42 feet, thence South parallel with the East line of said NE1/4 of the SE1/4 630 feet to the point of beginning; Subject to County Road along the East side thereof. Subject to public roads and easements as located thereon.

Tract 2: A parcel of land located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 24 North, Range 4 West, commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 24 North, Range 4 West, thence North along County Road #113 a distance of 1,320 feet, thence West 450 feet for a point of beginning, thence North a distance of 620 feet, thence West a distance of 210 feet, thence South a distance of 620 feet, thence East a distance of 210 feet to the point of beginning. Subject to public roads and easements as located thereon.

Legal description provided.

No title work requested or prepared.

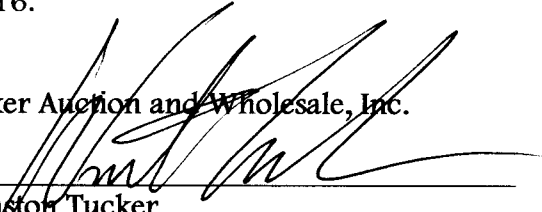
Deed preparation only.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns forever, together with all rights, immunities, tenements, privileges and appurtenances, thereto belonging.

AND the Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee simple to these premises, and may convey the same; that the premises are free from all encumbrances except as set forth above, and that Grantor will warrant and defend the title to these premises unto the Grantee, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said has caused this deed to be executed by its President and Secretary, this 30th day of September, 2016.

Tucker Auction and Wholesale, Inc.

By: 
Winston Tucker
President and Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF OREGON)

On the 30th day of September, 2016 before me appeared, Winston Tucker, personally known, who, being by me duly sworn, did say that he is the President and Secretary of Tucker Auction and Wholesale, Inc., a Missouri Corporation, and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors and, its President, acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Thayer, Missouri the day and year first above written.

My Commission Expires December 26, 2017.




Notary Public: Brittain Mask

FILED

OCT 04 2016

DAWN HOLMAN
OREGON COUNTY RECORDER